

30 October 2006

SONGBIRD ESTATES PLC

RELEASE BY CANARY WHARF GROUP PLC

For the attention of shareholders in Songbird Estates plc and Canary Wharf Group plc

Set out below is an announcement concerning the declaration of an interim dividend by Canary Wharf Group plc to be paid to all shareholders of that company. Canary Wharf Group plc is the main operating subsidiary of Songbird Estates plc. The following announcement should not be taken as an indication of the timing, amount or likelihood of a dividend payment by Songbird Estates plc.

“CANARY WHARF GROUP PLC

ANNOUNCEMENT OF INTERIM DIVIDEND

The Board of Canary Wharf Group plc (“Canary Wharf”) has today declared the payment of an interim dividend of 48 pence per ordinary share, which will be paid on 7 November 2006 to all shareholders on the register of Canary Wharf as at 27 October 2006. The strategy of Canary Wharf remains unchanged. It is to realise value for shareholders, while retaining a core group of existing properties and creating further development, continuing thereby to maintain the integrity of the Canary Wharf district.

This dividend payment should not be taken as an indication that any future dividend payments will be made, whether of a similar amount per share or otherwise, by Canary Wharf.”

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